

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2014-001 Micro Units

Description: Consider an ordinance amending Title 25 of the City Code relating to the regulation of efficiency dwelling units in certain zoning districts.

Proposed Language: See attached draft ordinance and background information.

Summary of proposed code changes for micro units

- 500 sq ft site area requirement for each dwelling unit
- No on-site parking spaces required per dwelling
- Permitted on Core Transit Corridors and Future Core Transit Corridors, and within TODs, in any zoning district where Multifamily use is allowed
- No changes to other base district site development standards
- On-site affordability required: Ten percent of the micro units (ownership: 99 years at 50% MFI; rental: 40 years at 50% MFI)

Background: Initiated by City Council Resolution 20140327-040

In March 2014, City Council initiated changes to Austin's LDC to remove any impediments to the construction of micro units – efficiency units that are typically less than 500 square feet in size. Although Austin's current code allows for the construction of these types of units, there are density caps and parking requirements that may inhibit their construction. The proposed changes will allow construction of micro units at higher densities than are currently allowed, along with an eliminated parking requirement, so long as on-site affordable units are provided.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

July 8, 2014: No recommendation by the Community Development Commission on 6-2-1 due to lack of majority of entire voting membership, on Vice Chair Paup's motion, nay were Commissioners Decierdo and Reyes. Commissioner Taylor abstained.

September 16, 2014: Recommendation to deny by the Codes and Ordinances Subcommittee on a 4-0 vote (Commissioner Oliver absent), with the following note:

- The micro unit discussion, although with merit, requires additional study on a comprehensive approach to transportation and residential permit parking program, both of which are more appropriately discussed as a part of CodeNEXT.

September 23, 2014: Recommendation to deny by the Planning Commission on a 6-1-1 vote (Commissioner Hatfield absent), with the same note from the Codes and Ordinances Subcommittee:

- The micro unit discussion, although with merit, requires additional study on a comprehensive approach to transportation and residential permit parking program, both of which are more appropriately discussed as a part of CodeNEXT.

Council Action

August 28, 2014: Postponed to the October 2, 2014 Council meeting.

October 2, 2014: Postponed to the October 16, 2014 Council meeting.

October 16, 2014: Adopted on first reading on a 4-2 vote (Council Members Tovo and Morrison nay) with public hearing to remain open, with the following amendments:

- Change the square footage from 400 to 500 for a micro unit.
- Allow micro units in TODs, Core Transit Corridors, and Future Core Transit Corridors, in any zoning district where Multifamily use is allowed.
- For micro units that meet an on-site affordability requirement of 10% of micro units at 50% MFI (99 years for owner-occupied, 40 years for a rental), change the parking and site area requirement to zero.

Ordinance Number: NA

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